

DEVELOPMENT OPPORTUNITY 202 7TH STREET SW

CHARLOTTESVILLE, VA

LOCATED SOUTHEAST OF THE UVA HOSPITAL AND
ADJACENT TO THE WEST MAIN STREET CORRIDOR.

1.22 ACRES



FOR MORE INFORMATION

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EXECUTIVE SUMMARY

THE OFFERING

Colliers is pleased to offer the sale of 202 7th Street SW, a development site located in the Fifeville neighborhood of Charlottesville, VA, encompassing 1.22 acres of land. The property is located southeast of the UVA Hospital and adjacent to the West Main Street corridor. The property is well positioned with easy access to W Main St via 7th Street SW giving it excellent access to Downtown Charlottesville and the University of Virginia campus. Potential uses include apartment, hotels, or mixed-use project

The following study was completed for this parcel based on a combination of the current zoning ordinance and comprehensive plan adopted in 2021.

While the plan does not specify exact density guidelines, it has designated this site as "high intensity residential." DGF studio has used the density of a neighboring zone as a design guideline for the purposes of this study. This study is for illustrative purposes only, and is subject to change as the city of Charlottesville rewrites and releases a zoning ordinance.

LOCATED NEAR UVA & THE DOWNTOWN MALL

- > The location offers easy access to UVA and the Downtown Mall via West Main Street
- > The area is undergoing a revival with the proposed Cherry Avenue Corridor Small Area Plan which is the focus of ongoing discussions about revitalizing the area
- > Located at walking distance from the AMTRAK station. AMTRAK provides regional passenger service from the area to Washington DC, Baltimore, Philadelphia, New York, Boston, Orlando, New Orleans and Chicago, giving business travelers and tourists a viable alternative to driving or flying

#3

15 BEST PLACES TO LIVE IN THE U.S.

- NY POST



93

WALK SCORE - WALKERS PARADISE



48

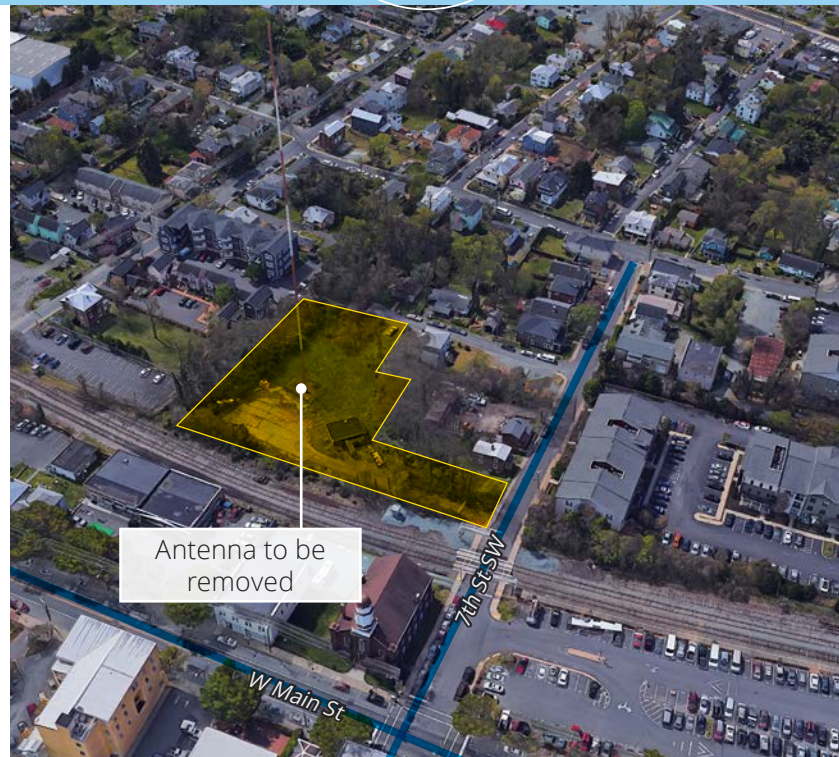
TRANSIT SCORE

202 7TH ST SW

Zone	Cherry Avenue Corridor	
Primary Streets	Cherry Ave, 9th/10th Corridor	
Land Area	1.22 Acres	
Current Density	By Right: 21 DUA	With Sup: 43 DUA
Anticipated Future Density	By Right: 43 DUA	With Sup: 120 DUA
Anticipated Dwelling Units	By Right: 52 DUA	With Sup: 146 DUA
Current Hotel Rooms	By Right: 100 DUA	With Sup: NA

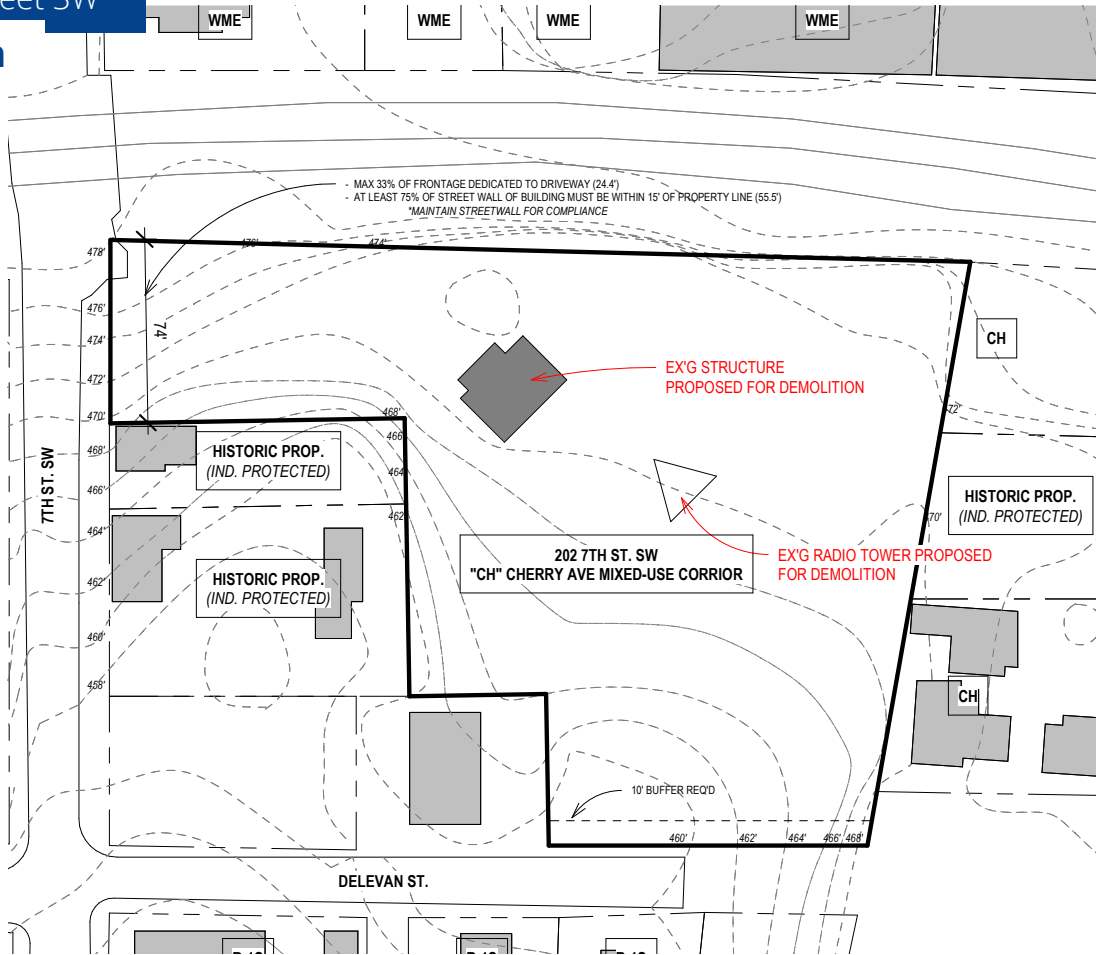
**Increase in hotel rooms not currently anticipated by comprehensive plan.*

Height	MAX 50'
Stepback	10' Stepback along street wall after max height of 35' Side and rear adjacent to low density
Setbacks	Residential - 10' min/20' min, respectively
Overall Height	Max. 35', 50' with stepback
Parking	1/2 The required amount for residential units Additional reductions allowed for bike parking

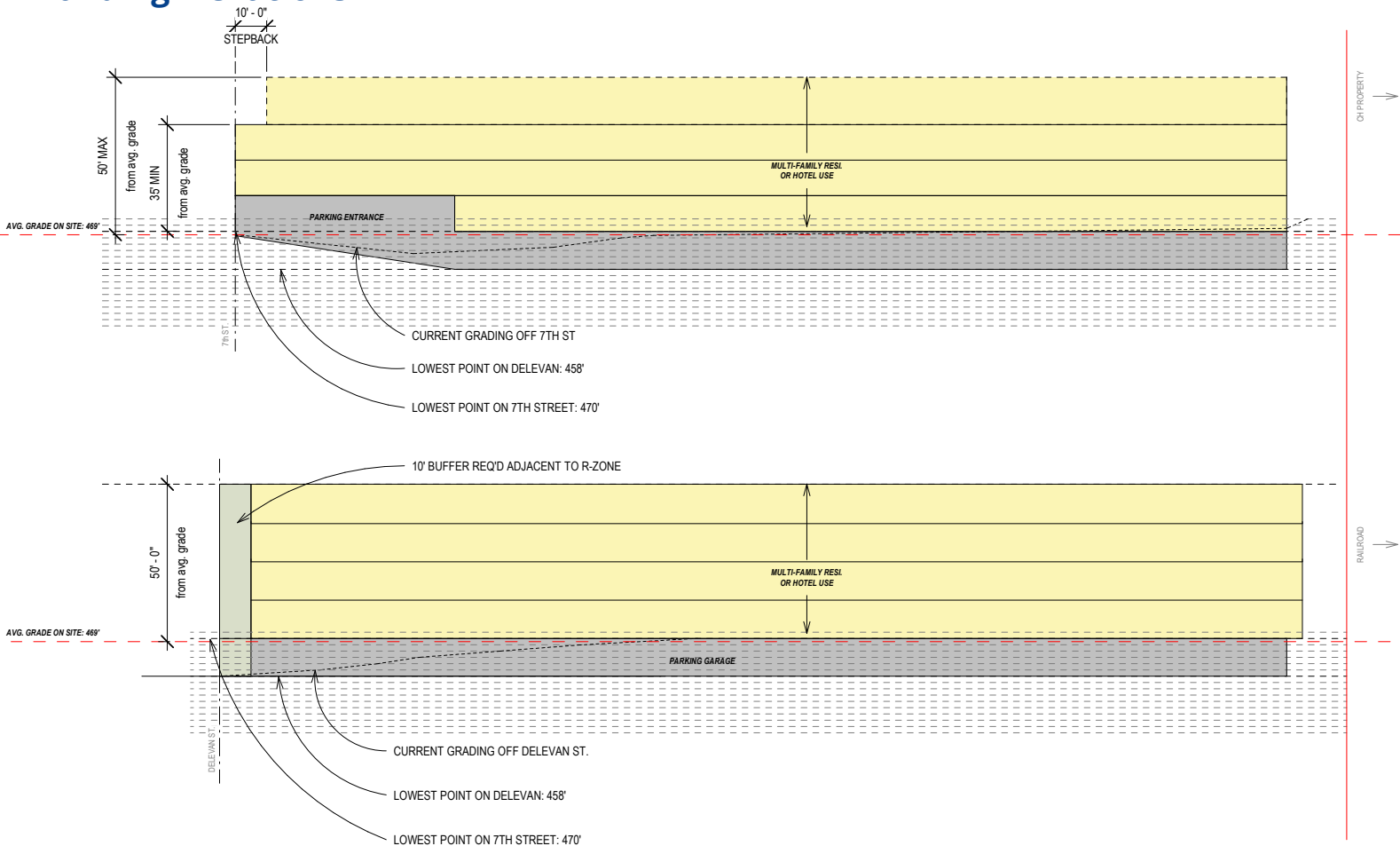


Other Uses	<p>By Right:</p> <ul style="list-style-type: none"> • cafe/restaurants* • Catering • Health clinic* • Data facility* • School • Vocational instruction • Laundromat • Library • Movie theater <p><i>*4000 Gsf allowed by right, 10,000 with sup</i></p>
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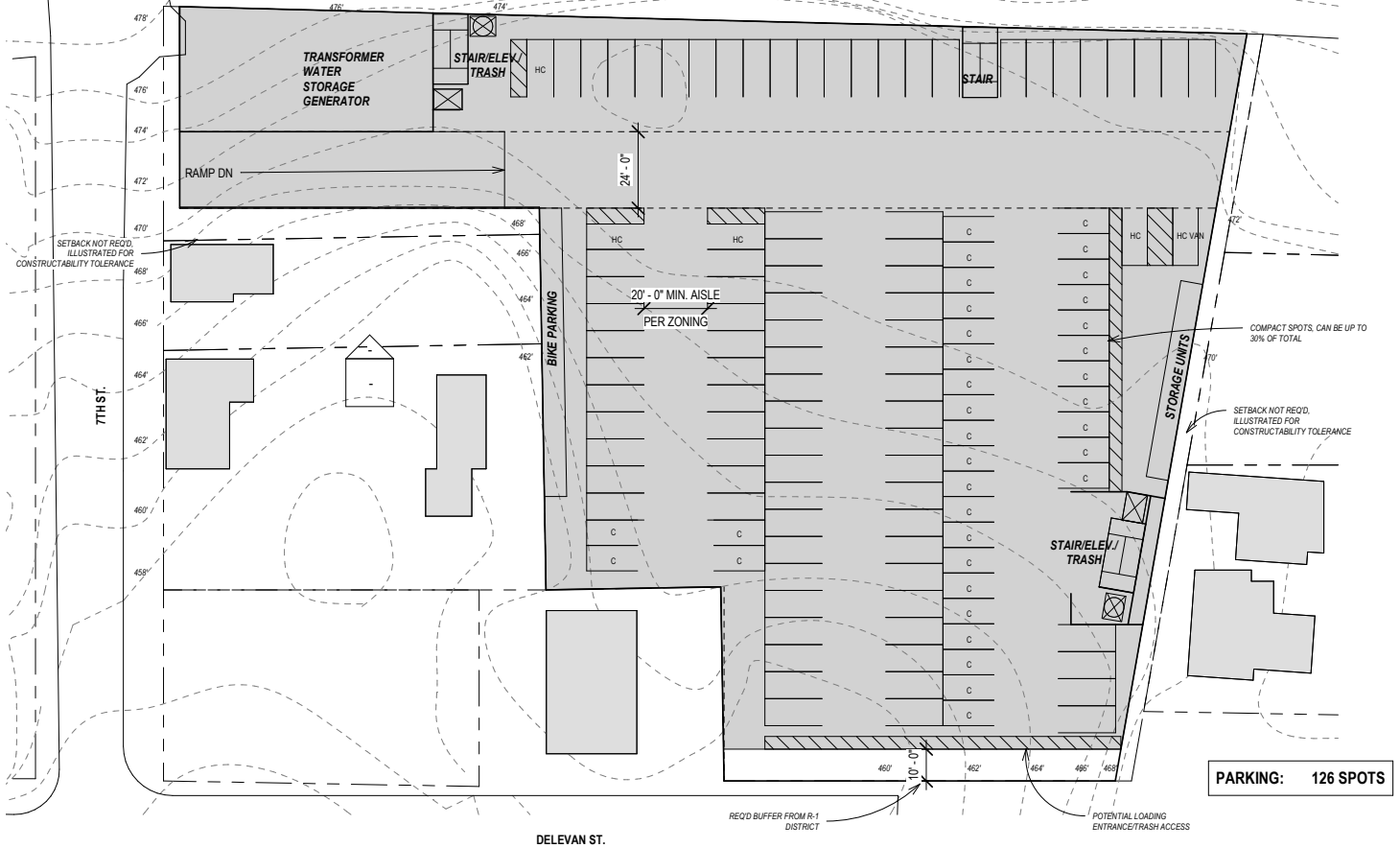
Site Plan



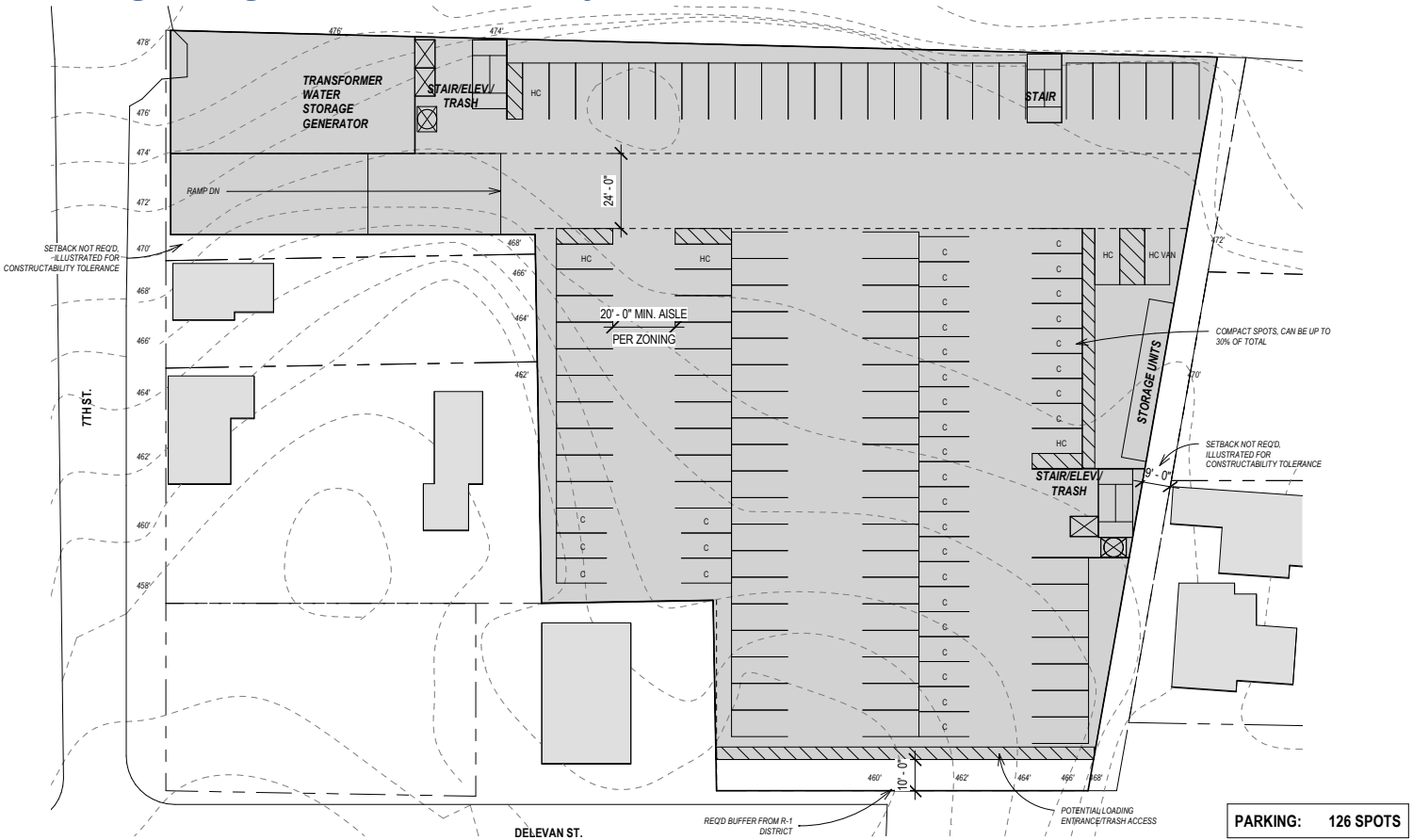
Building Elevations



Parking Garage Plan - Residential Study

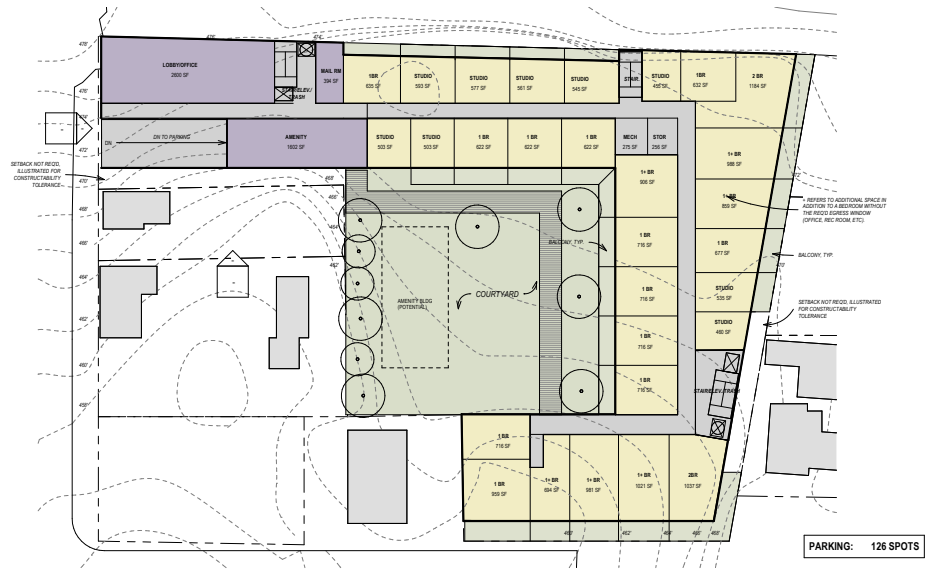


Parking Garage Plan - Hotel Study

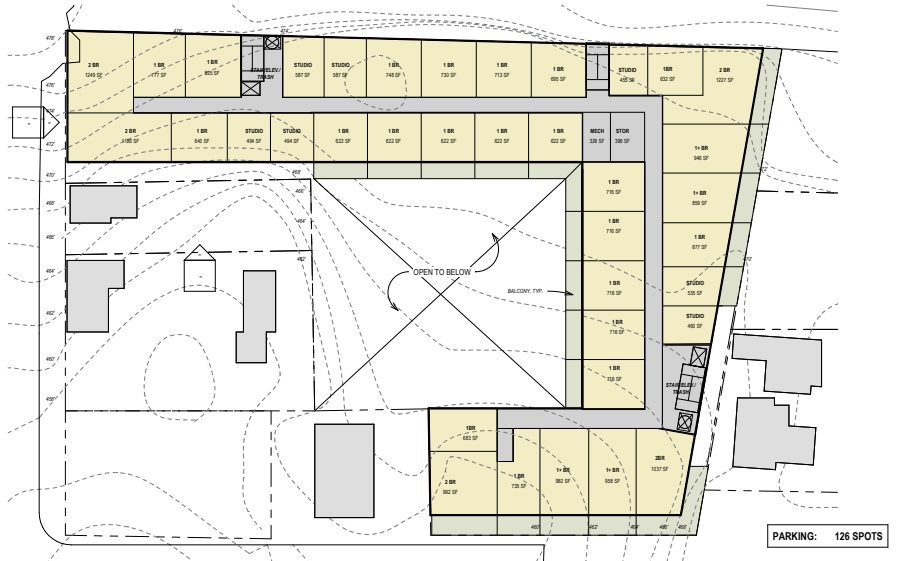


RESIDENTIAL PLANS

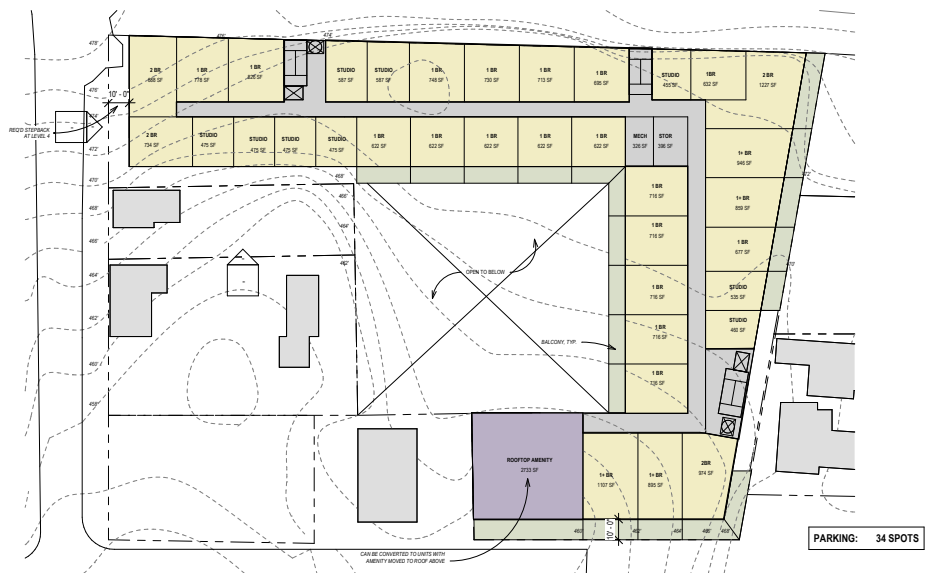
Level 1



Level 2/3

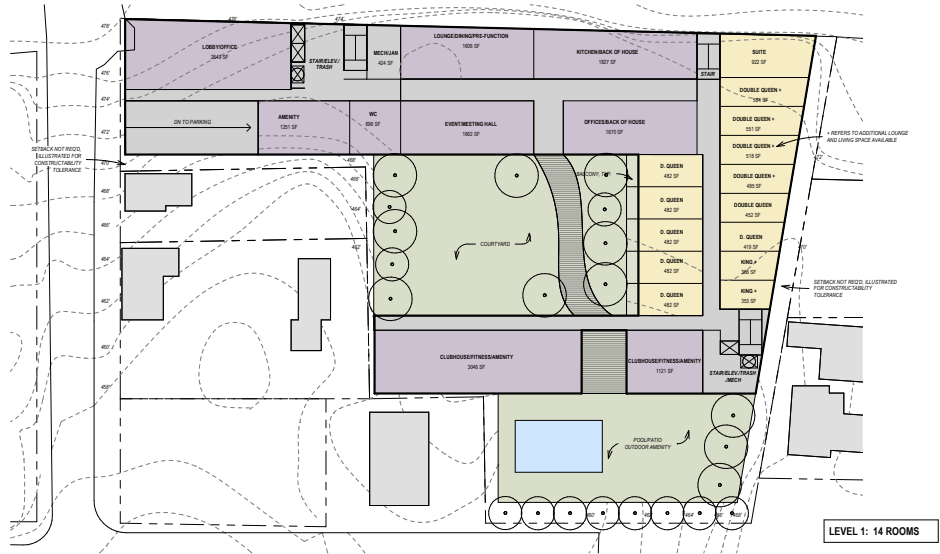


Level 4



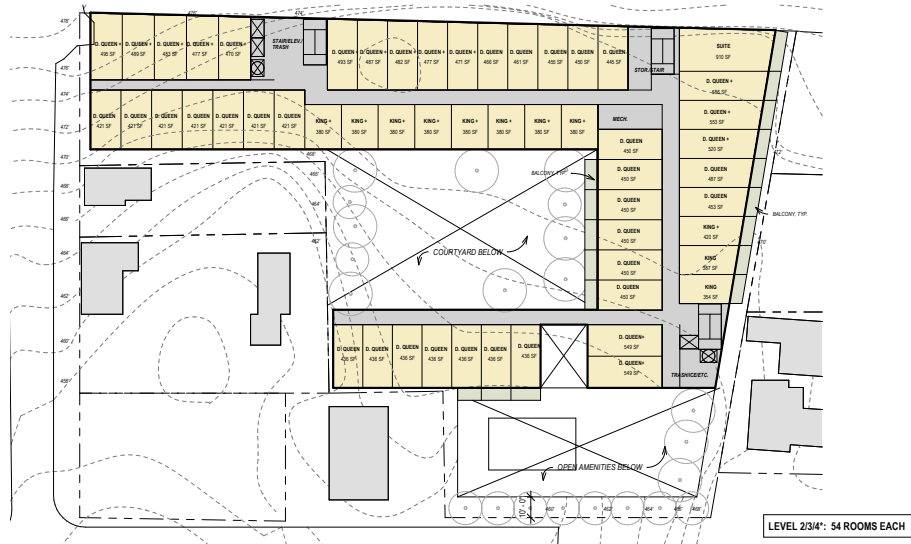
HOTEL PLANS

Level 1 - 14 rooms



LEVEL 1: 14 ROOMS

Level 2/3/4 - 54 rooms each



LEVEL 2/3/4: 54 ROOMS EACH

Charlottesville is centrally located in the eastern foothills of the Blue Ridge Mountains in Central Virginia

Charlottesville is strategically located just 40 miles south of the Washington D.C. MSA and under 60 miles west of the of Richmond's West End, and provides direct access to points across the nation through interstate, air and rail service.

"#4 Top 50 best cities for entrepreneurs"



"10 hippest Mid-Sized Cities in America"



"Top 10 Best Places to Retire"



"Top five destinations in the country"



"One of the country's favorite mountain towns"



"One of the happiest and healthiest"



Strong & Exciting Business Climate

Virginia is consistently ranked one of the best places to do business by CNBC (#3 2022) and Forbes (#4 2022) due to a range of compelling business incentives, attractive employment demographics, central location, low cost of doing business, robust infrastructure, quality of life features, and future economic development opportunities.

Albemarle County is one of Virginia's most thriving localities, and among the most highly regarded, dynamic and desirable places to work and live in the country. Low student-teacher ratios and high graduation rates demonstrate why the Albemarle County school system is among the top 10% in the state, and those wishing to continue their education and professional development will find numerous workforce development facilities as well as higher education facilities such as the University of Virginia and Piedmont Virginia Community College. Over 50% of the county's residents have a bachelor's degree or higher. There are an estimated 105,000 people living in the county, which is comprised of 726 square miles.

Major Employers in Charlottesville



U.S. Department of Defense



2022 DEMOGRAPHICS

POPULATION

82,187
(3 MILES)

101,416
(5 MILES)

AVG HOUSEHOLD INCOME

\$112,323
(3 MILES)

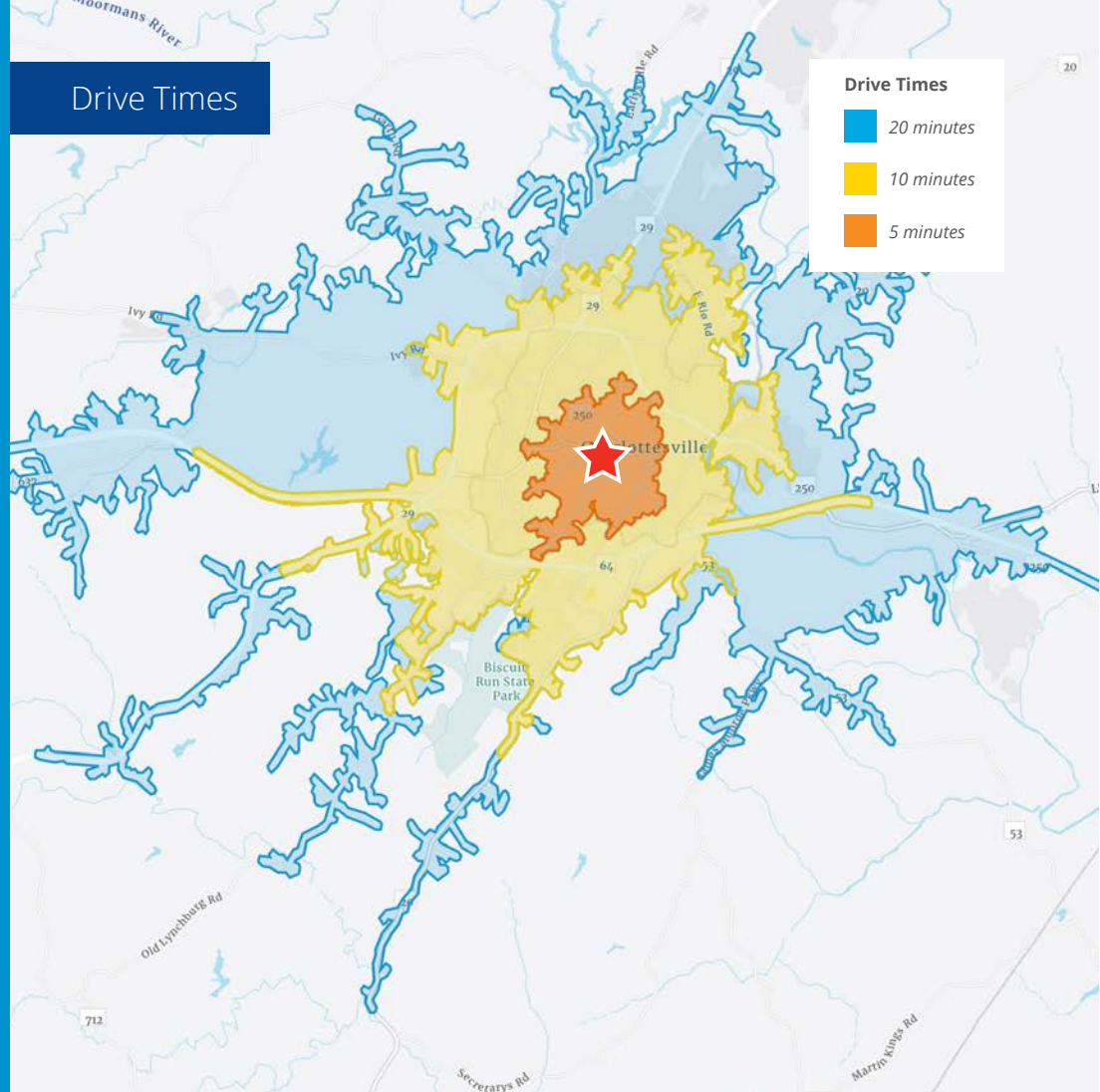
\$117,854
(5 MILES)

DAYTIME POPULATION

105,144
(3 MILES)

130,879
(5 MILES)

Drive Times



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CHARLOTTESVILLE, VA

FOR MORE INFORMATION

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